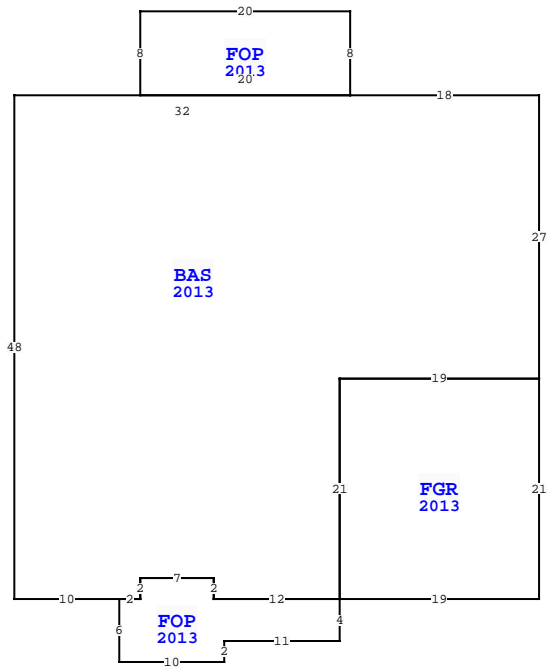


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level	06
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4071.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,987	100	1,987
FGR	399	55	219
FOP	118	30	35
FOP	160	30	48
TOTALS	2,664		2,289

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1		SINGLE FAM	- 0%	- 0	Heated Area: 1987					HX Base Yr			



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			272,929
TOTAL MARKET OB/XF VALUE			3,172
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			326,101
SOH/AGL Deduction			20,886
ASSESSED VALUE			305,215
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			305,215
TOTAL JUST VALUE			326,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			302,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327231	CO ISSUED	0	10/07/2013
B1327231	NEW CONSTR	237,372	05/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1889/0025	11/04/2013	WD Q		I	02	189,900

GRANTOR: SEDA CONSTRUCTION COM
GRANTEE: COLEMAN MICHAEL ERI
1666/0616 1/28/2010 WD U V 30 2,491,000
GRANTOR: HIDEAWAY DEVELOPMENT
GRANTEE: SEDA CONSTRUCTION C

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0		649.00	SF	5.20				5.20	3,172

BLD DATE	05/17/2022	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2013] W18 FOP=[YR=2013] N8 W20 S8 E20 \$ W32 S48 E10 FOP=[YR=2013] S6 E10 N2 E11 N4 FGR=[YR=2013] E19 N21 W19 S21 \$ W12 N2 W7 S2 W2 \$ E2 N2 E7 S2 E12 N21 E19 N27 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							